

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1968

1 WHEREAS, the Carol C. Ketelhut Irrevocable Trust has submitted an
2 application designated as Special Permit No. 1968 for authority to develop Pioneer Ridge
3 Community Unit Plan, consisting of seven single-family acreage lots, on property located
4 at South 112th Street and Pioneers Blvd. , and legally described to wit:

5 All of the Northeast Quarter of Section 12, Township 9 North,
6 Range 7 East of the 6th P.M., except the south half of the
7 Southeast Quarter of the Northeast Quarter, the south right-of-
8 way of Pioneers Boulevard, and the east right-of-way of South
9 112th Street; more particularly described by metes and bounds
10 as follows:

11 Commencing at the east one-sixteenth corner of the Northeast
12 Quarter of Section 12, Township 9 North, Range 7 East of the
13 6th P.M., Lancaster County, Nebraska and the point of
14 beginning; thence south 00 degrees 00 minutes 51 seconds
15 west (an assumed bearing) on the east line of the Northeast
16 Quarter of said Section 12, a distance of 659.93 feet to the
17 northeast corner of the South Half of the Southeast Quarter of
18 the Northeast Quarter; thence north 89 degrees 53 minutes 24
19 seconds west on the north line of the South Half of the
20 Northeast Quarter of the Northeast Quarter, a distance of
21 1326.43 feet to the northwest corner of the South Half of the
22 Southeast Quarter of the Northeast Quarter; thence south 00
23 degrees 02 minutes 20 seconds east on the east line of the
24 West Half of the Northeast Quarter of Section 12, a distance
25 of 660.06 feet to the south one-sixteenth corner of the
26 Northeast Quarter; thence north 89 degrees 53 minutes 43
27 seconds west on the south line of the Northeast Quarter, a
28 distance of 1325.81 feet to the center of Section 12; thence
29 north 00 degrees 05 minutes 32 seconds west on the west line
30 of the Northeast Quarter, a distance of 2590.76 feet to a point
31 50.00 feet south of the northwest corner of the Northeast
32 Quarter; thence south 89 degrees 52 minutes 26 seconds
33 east, 50 feet south of and parallel to the north line of the

1 Northeast Quarter, a distance of 2606.49 feet to a point on the
2 easterly right-of-way of South 112th Street; thence south 00
3 degrees 00 minutes 51 seconds west and parallel to and 50
4 feet west of the east line of the Northeast Quarter, a distance
5 of 250.00 feet; thence south 89 degrees 52 minutes 26
6 seconds east and parallel to the north line of the Northeast
7 Quarter, a distance of 50.00 feet to a point on the east line of
8 the Northeast Quarter; thence south 00 degrees 00 minutes 51
9 seconds west on the east line of the Northeast Quarter, a
10 distance of 1019.87 feet to the point of beginning and
11 containing a calculated area of 5,986,869.97 square feet or
12 137.440 acres, more or less;

13 WHEREAS, the real property adjacent to the area included within the site
14 plan for this community unit plan will not be adversely affected; and

15 WHEREAS, said site plan together with the terms and conditions hereinafter
16 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
17 Code to promote the public health, safety, and general welfare.

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
19 Lincoln, Nebraska:

20 That the application of the Carol C. Ketelhut Irrevocable Trust, hereinafter
21 referred to as "Permittee", to develop Pioneer Ridge Community Unit Plan, consisting of
22 seven single-family acreage lots, on the property legally described above, be and the same
23 is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65 of the
24 Lincoln Municipal Code upon condition that construction and operation of said community
25 unit plan be in strict compliance with said application, the site plan, and the following
26 additional express terms, conditions, and requirements:

- 27 1. This permit approves seven single-family lots.

1 2. A waiver of the Lincoln Municipal Code requirements for sidewalks,
2 street lights, landscape screens, and street trees are hereby approved since the area is of
3 a rural nature, larger lots, and the subdivision will not be annexed.

4 3. A modification of the land subdivision ordinance which prohibits a
5 block length in excess of 1320' is hereby approved to along the north, east and south
6 perimeter of this subdivision until such time as Outlot "C" is subdivided.

7 4. Before receiving building permits:

8 a. The Permittee must submit a revised and acceptable site plan.

9 b. The Permittee must submit six prints and a permanent
10 reproducible final site plan as approved by the City Council.

11 c. The construction plans must conform to the approved plans.

12 d. Final plats within the area of this community unit plan must be
13 approved by the City.

14 e. The required easements as shown on the site plan must be
15 filed with the Register of Deeds.

16 f. The City Council must approve Pioneer Ridge Preliminary Plat.

17 g. The Permittee must enter into an agreement with the County
18 for street maintenance.

19 5. Before occupying any new dwelling in this community unit plan, all
20 development and construction must conform to the approved plans.

21 6. Before occupying dwellings in this community unit plan, the
22 City/County Health Department must approve the water and wastewater systems.

23 7. All privately-owned improvements must be permanently maintained

1 by the Permittee or an appropriately established homeowners association approved by the
2 City Attorney.

3 8. The site plan approved by this permit shall be the basis for all
4 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
5 elements, and similar matters.

6 9. The terms, conditions, and requirements of this resolution shall be
7 binding and obligatory upon the Permittee, its successors, and assigns. The building
8 official shall report violations to the City Council which may revoke the special permit or
9 take such other action as may be necessary to gain compliance.

10 10. The Permittee shall sign and return the City's letter of acceptance to
11 the City Clerk within 30 days following approval of the special permit, provided, however,
12 said 30-day period may be extended up to six months by administrative amendment. The
13 City Clerk shall file a copy of the resolution approving the special permit and the letter of
14 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
15 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2003:

Mayor